

CHEVAL BETHESDA

4960 Fairmont Ave
Bethesda, MD 20814

CONTACT:
Andrew Rose
703.442.8837
arose@nextrealty.com

Taylor Hayes
703.442.8827
thayes@nextrealty.com

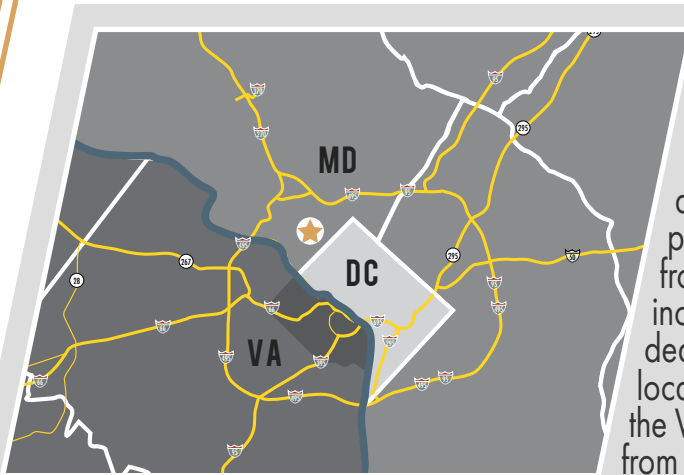
NEW
RETAIL
CORNER
FOR
LEASE
2,425 SF

Next[®]
REALTY
MID-ATLANTIC



CHEVAL
BETHESDA






Bethesda is a thriving urban center, home to numerous businesses, retailers, restaurants, community events and an affluent, well-educated population. Bethesda benefits from a super-regional location including access to Interstate 495, a dedicated Metro station and a location less than 2 miles north from the Washington, DC line and 6.5 miles from Downtown DC.

PROPERTY HIGHLIGHTS


- 2,425 SF available retail within Bethesda's newest project, a 17 story high-rise building with 71 luxury condos.
- Currently under construction with an anticipated opening of late 2017.
- Just blocks from Bethesda Metro Station, on the red line, with over 10,000 daily riders.
- Tremendous visibility with rare branding opportunity on the corner of Old Georgetown Rd & Fairmont Ave.
- Ideal for non-vented retail uses


1 MILE SNAPSHOT

 **23,039**
Population

 **\$145,102**
Median Household Income

 **53,104**
Employees

 **83.4%**
People with a Bachelor Degree or Higher

 **\$626,016**
Owner Occupied Median Home Value

 **4,366**
Total Businesses

DEMOGRAPHICS*



	0.5-mile	1-mile	2-miles
Population	10,178	23,039	70,921
Households	5,524	11,023	29,895
Median HH Income	\$130,174	\$145,102	\$166,589
Daytime Population	39,981	58,117	109,667



30,332 AADT
Old Georgetown Rd

2016 Traffic Counts



10,000+ Daily Riders
3 Blocks from Bethesda Metro

*Demographics are 2016 Estimates © 2016 SITES USA, Inc.

MARKET AERIAL

WALTER REID NATIONAL MILITARY MEDICAL CENTER



Starbucks Coffee, Blackfinn, Rock Bottom, BGR, 4935 Bar and Kitchen, Woodmont Grill, Brickside, Jetties, Houston's, Black's Bar & Kitchens, Tappd, Louisiana Kitchen, Dlazzo, Guardado's, Barrel + Crow, Cyber Bierhaus, chef tony's



THE SHOPPES OF BETHESDA: Dunkin' Donuts, Taylor, Wells Fargo, Solecycle, Pure Barre

SAFeway

BETHESDA ROW: Giant, Lucy, U-R-B-A-N COUNTRY, Barnes & Noble, Williams Sonoma, Landmark Theatre, Equinox, Muschel Bar, Sweetgreen, Mon Ami Gabi, Kaphos, Tap Room, Redwood, Jaleo, Uncle Julio's Mexican

BRADLEY S/C, STROSNIDERS, PURE SYGA

SAFeway

Bethesda

Harris Teeter

CVS

ACURA

BETHESDA-CHEVY CHASE HIGH SCHOOL

BETHESDA STATION

RUTH'S CREAM STEAK HOUSE

MODELL'S

CVS

REGAL CINEMAS

True Food

VILLAIN & SAINT

SLEEPY'S MATTRESS DISCOUNTERS, VERIZON, ORVIS

TRADER JOE'S, TARGET

STAPLES, CVS, PEYSMART

DEVELOPMENT MAP

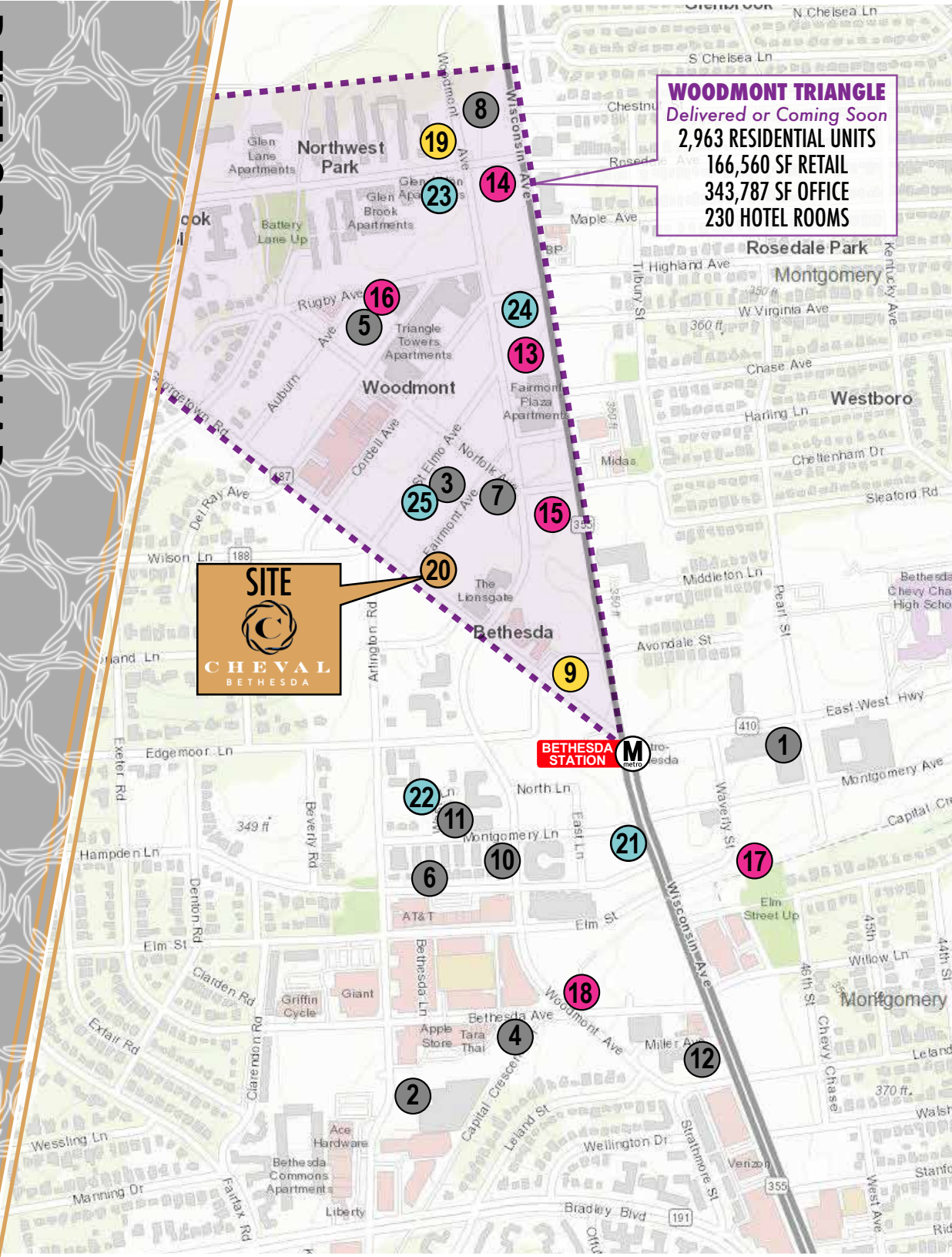
BETHESDA DEVELOPMENT

- COMPLETED
- CONSTRUCTION UNDERWAY
- FULLY APPROVED
- UNDER REVIEW

WOODMONT TRIANGLE
Delivered or Coming Soon
2,963 RESIDENTIAL UNITS
166,560 SF RETAIL
343,787 SF OFFICE
230 HOTEL ROOMS



- | | |
|---|---|
| <p>1 4500 East-West Highway
223,000 SF Commercial
13,300 SF Retail</p> <p>2 7001 Arlington Rd
145 Apts
7,000 SF Commercial</p> <p>3 Bainbridge Bethesda
210,000 SF
200 Res Units
7,200 SF Retail</p> <p>4 The Darcy & The Flats
Darcy - 88 Condos
Flats - 162 Apts
42,000 SF Retail
940 space public parking garage</p> <p>5 Gallery of Bethesda
235 Apartments
4,661 SF Retail</p> <p>6 4915 Hampden Lane
60 condos</p> <p>7 7770 Norfolk Ave
250 condos
7,000 SF Retail</p> <p>8 The Flats at 8300
360 Res Units
55,000 SF Grocery Store</p> <p>9 Element 28
120 Residences
5,000 SF Retail</p> <p>10 The Lauren
25 Unit Residential</p> <p>11 4825 Montgomery Lane
4 Condos</p> <p>12 Solaire Bethesda
139 Apts
6,100 SF Retail</p> <p>13 7900 Wisconsin Ave
450 Residential Units
21,630 SF Retail</p> | <p>14 8280 Wisconsin Ave
90,000 SF Office
10,500 SF Retail</p> <p>15 Bethesda Center
466,470 SF Mixed Use Dev - 2 Buildings
230 Room Hotel
253,787 SF Office
16,326 SF Retail</p> <p>16 Gallery of Bethesda (II)
221 Apts
12,425 SF Retail</p> <p>17 Bethesda Crossing - Addition
149,661 SF Commercial and Retail</p> <p>18 Woodmont East
230 Room Boutique Hotel
25,000 SF Retail
268,950 SF Office
210 Units</p> <p>19 Stonehall
47 Res Units
3,100 SF Retail</p> <p>20 Cheval - SITE
70 Condos
4 Stories of Parking
2,425 SF Retail</p> <p>21 7340 Wisconsin Ave
225 Apts with Street Retail</p> <p>22 4831 West Lane
120 Multi Family Residential</p> <p>23 Glen Aldon on Battery Lane
694 Res Units - 3 Buildings</p> <p>24 8008 Wisconsin Ave
106 Apts
5,793 SF Retail</p> <p>25 Lenkin Company/St Elmo Apts
210 Apts
15,500 SF Retail</p> |
|---|---|



SITE PLAN





CONTACT:
Andrew Rose
703.442.8837
arose@nextrealty.com

Taylor Hayes
703.442.8827
thayes@nextrealty.com

3601 Wilson Blvd, Suite 460
Arlington, VA 22201

Main 703.442.4500
Fax 703.875.3081

www.nextrealty.com

Next
REALTY
MID-ATLANTIC